



The Old Stables, Sulgrave, Oxfordshire

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# The Old Stables

## Manor Road

### Sulgrave

#### Oxfordshire

##### OX17 2SA

A stylishly appointed period property in the heart of the desirable village of Sulgrave

M40 (Jct 11) 6.2 miles, Brackley town centre 6.6 miles, Banbury town centre 7.4 miles, Banbury mainline station 7.9 miles (London Marylebone, 1 hour), Bicester 21 miles

Sitting room | Garden room | Dining area  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite shower room  
2 Further double bedrooms | Shower room  
Gardens | EPC rating E

### The property

The Old Stables is an attractive period property, which has been extended to provide beautifully presented, elegant accommodation in the heart of the village. The property offers three bedrooms and light airy living spaces with contemporary fittings throughout.

The ground floor has a well-proportioned sitting room with bi-fold doors opening onto the rear patio and a brick-built fireplace fitted with a woodburning stove. The sitting room leads to the impressive garden room with its vaulted ceiling, exposed timber beams, gas fire and bi-folds into the gardens. There is also a dining area with space for a family dining table, while the kitchen and breakfast room is well equipped with fitted units to base and wall level, a breakfast bar and integrated appliances

Upstairs there are three double bedrooms. The principal bedroom benefits from its own dressing area with built-in storage, and an en suite shower room. The first floor also has a family shower room.

### Outside

At the front of the property there is a gravel driveway entrance shared with the neighbouring properties and substantial designated off road parking within the courtyard. The property has its own garage and a large workshop which could be converted subject to planning. The beautifully landscaped rear gardens include paved and gravel terracing, well-stocked raised beds and well-maintained border shrubs, trees and hedgerows overlooking the neighbouring orchard.

### Location

Sulgrave is a popular conservation village situated on the borders of North Oxfordshire and South Northamptonshire, between the market towns of Banbury and Brackley. The village has an award winning community run shop and post office, public house and Parish church. The village is also home to Sulgrave Manor which includes a tea room, open to village residents as well as visitors. A mobile butcher and fishmonger visit the village once a week and more specialist requirements can be found in Banbury and Brackley with the larger centres of Milton Keynes and Oxford not far away. Local schools include both Culworth and Helmdon primary schools, and Chenderit (Middleton Cheney) and Magdalen College (Brackley) at secondary level. Prep schools include Winchester House (Brackley), Carrdus (Overthorpe) and Beachborough (Westbury). Public schools include Stowe, Bloxham, Tudor Hall and Sibford School.







The Old Stables, Manor Road, Sulgrave  
House internal area 1,912 sq ft (178 sq m)  
Garage/workshop internal area 313 sq ft (29 sq m)  
Total Internal area 2,225 sq ft (207 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Directions

From Banbury, head to the roundabout for the M40 (Junction 11) and take the A422 heading towards Brackley. At the next roundabout, take the first exit onto the B4525/Banbury Lane and after 2.6 miles, turn left onto Banbury Lane. Continue for 1.8 miles, then turn right onto Magpie Road. After a further 0.6 miles, turn left onto Manor Road, and you will find the entrance to the property on your left.

## General

**Local Authority:** West Northamptonshire

**Services:** Mains water, electricity and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Offers in excess of:** £695,000

## Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

**01295 273592**

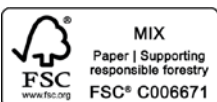
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